

In Re:	Case No.:	23-16993-JKS
Marc McDonnell	Chapter:	13
	Judge:	Sherwood

NOTICE OF PROPOSED PRIVATE SALE

Marc McDonnell, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Jeanne A. Naughton, Clerk
Martin Luther King, Jr. Federal Building
50 Walnut Street, 3rd Floor
Newark, NJ 07102

If an objection is filed, a hearing will be held before the Honorable John K. Sherwood on July 28, 2025 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. , via Court-Solutions . (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 104 Leland Trail, Hopatcong, NJ 07843

Proposed Purchaser: Maria E. Sevillano and Harrison W. Mabus

Sale price: \$411,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:	Nicholas A. Stratton, Esq. Stratton Ashtyani, LLP	Linda Rowe Christie's International Real Estate
Amount to be paid:	\$1,500.00	5% subject to split pursuant to listing agreement
Services rendered:	Real estate closing attorney	Real estate listing agent

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Scott E. Tanne, Esq. P.C.

Address: 70 Bloomfield Ave., Suite 203, Pine Brook, NJ 07058

Telephone No.: (973) 701-1776

In re:
Marc McDonnell
Debtor

Case No. 23-16993-JKS
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Jun 27, 2025

User: admin
Form ID: pdf905

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Total Noticed: 51

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 29, 2025:

Recip ID	Recipient Name and Address
db	+ Marc McDonnell, 104 Leland Trail, Hopatcong, NJ 07843-1727
519997358	+ Dennis McDonnell, 163 Oxford Avenue, Saddle Brook, NJ 07663-5134

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jun 27 2025 21:13:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jun 27 2025 21:13:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	+ Email/PDF: acg.acg.ebn@aisinfo.com	Jun 27 2025 21:21:31	Ally Capital Department, AIS Portfolio Services, LP, 4515 N Santa Fe Ave, Dept. APS, Oklahoma City, OK 73118-7901
519997345	Email/Text: Bankruptcy@absoluteresolutions.com	Jun 27 2025 21:11:00	Absolute Resolutions, 8000 Norman Center Dr, Bloomington, MN 55437
519997344	Email/Text: Bankruptcy@absoluteresolutions.com	Jun 27 2025 21:11:00	Absolute Resolutions, Attn: Bankruptcy, 8000 Norman Center Dr #350, Bloomington, MN 55437
520012761	Email/Text: Bankruptcy@absoluteresolutions.com	Jun 27 2025 21:11:00	Absolute Resolutions Investments, LLC, c/o Absolute Resolutions Corporation, 8000 Norman Center Drive, Suite 350, Bloomington, MN 55437
520000024	+ Email/PDF: acg.acg.ebn@aisinfo.com	Jun 27 2025 21:21:39	Ally Capital, AIS Portfolio Services, LLC, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
520039850	+ Email/PDF: acg.acg.ebn@aisinfo.com	Jun 27 2025 21:21:36	Ally Capital c/o AIS Portfolio Services, LLC, 4515 N. Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
519997346	+ Email/Text: ally@ebn.phinsolutions.com	Jun 27 2025 21:11:00	Ally Financial, Inc, Attn: Bankruptcy, 500 Woodward Ave, Detroit, MI 48226-3416
519997347	+ Email/Text: ally@ebn.phinsolutions.com	Jun 27 2025 21:11:00	Ally Financial, Inc, P.o. Box 380901, Bloomington, MN 55438-0901
519997348	+ Email/PDF: bncnotices@becket-lee.com	Jun 27 2025 21:21:49	Amex, Correspondence/Bankruptcy, Po Box 981540, El Paso, TX 79998-1540
519997349	+ Email/PDF: bncnotices@becket-lee.com	Jun 27 2025 21:21:53	Amex, P.o. Box 981537, El Paso, TX 79998-1537
519997350	+ Email/Text: bk@avant.com	Jun 27 2025 21:13:00	Avant/WebBank, 222 North Lasalle Street, Suite 1600, Chicago, IL 60601-1112
519997351	+ Email/Text: bk@avant.com	Jun 27 2025 21:13:00	Avant/WebBank, 222 W Merchandise Mart Plaza, Chicago, IL 60654-1103

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519997352	Email/Text: EBN@brockandscott.com	Jun 27 2025 21:11:00	Brock & Scott, PLLC, 302 Fellowship Road, Suite 130, Mount Laurel, NJ 08054
519997353	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Jun 27 2025 21:21:22	Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
519997354	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Jun 27 2025 21:10:59	Capital One, Po Box 31293, Salt Lake City, UT 84131-0293
520003420	+ Email/PDF: ebn_ais@aisinfo.com	Jun 27 2025 21:21:39	Capital One N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519997356	+ Email/PDF: ais.chase.ebn@aisinfo.com	Jun 27 2025 21:21:46	Chase Card Services, Po Box 15369, Wilmington, DE 19850-5369
519997355	+ Email/PDF: ais.chase.ebn@aisinfo.com	Jun 27 2025 21:11:01	Chase Card Services, Attn: Bankruptcy, P.O. 15298, Wilmington, DE 19850-5298
519997357	+ Email/Text: bankruptcy.notifications@fisglobal.com	Jun 27 2025 21:13:00	ChexSystems, Attn: Consumer Relations, 7805 Hudson Road, Suite 100, Saint Paul, MN 55125-1595
519997360	+ Email/Text: mrdiscen@discover.com	Jun 27 2025 21:11:00	Discover Financial, Po Box 30939, Salt Lake City, UT 84130-0939
519997359	+ Email/Text: mrdiscen@discover.com	Jun 27 2025 21:11:00	Discover Financial, Attn: Bankruptcy, Po Box 3025, New Albany, OH 43054-3025
519997361	Email/Text: bankruptcycourts@equifax.com	Jun 27 2025 21:12:00	Equifax, PO BOX 740241, Atlanta, GA 30374
519997362	^ MEBN	Jun 27 2025 21:04:07	Experian, PO BOX 9701, Allen, TX 75013-9701
519997363	+ Email/Text: GSBankElectronicBankruptcyNotice@gs.com	Jun 27 2025 21:12:00	Goldman Sachs Bank USA, Attn: Bankruptcy, Po Box 70379, Philadelphia, PA 19176-0379
519997364	+ Email/Text: GSBankElectronicBankruptcyNotice@gs.com	Jun 27 2025 21:12:00	Goldman Sachs Bank USA, Lockbox 6112, Philadelphia, PA 19170-0001
519997366	+ Email/Text: Bankruptcy@ICSystem.com	Jun 27 2025 21:12:00	IC Systems, Inc, Po Box 64378, Saint Paul, MN 55164-0378
519997365	+ Email/Text: Bankruptcy@ICSystem.com	Jun 27 2025 21:12:00	IC Systems, Inc, Attn: Bankruptcy, Po Box 64378, St. Paul, MN 55164-0378
519997367	Email/Text: sbse.cio.bnc.mail@irs.gov	Jun 27 2025 21:12:00	IRS, PO BOX 7346, Philadelphia, PA 19101-7346
520012925	+ Email/Text: RASEBN@raslg.com	Jun 27 2025 21:11:00	JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o Robertson, Anschutz, Schneid,, Crane & Partners, PLLC, 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487-2853
520001855	Email/PDF: resurgentbknofications@resurgent.com	Jun 27 2025 21:21:22	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
519997370	Email/Text: ml-ebn@missionlane.com	Jun 27 2025 21:11:00	Mission Lane LLC, Attn: Bankruptcy, P.O. Box 105286, Atlanta, GA 30348
519997371	Email/Text: ml-ebn@missionlane.com	Jun 27 2025 21:11:00	Mission Lane LLC, Po Box 105286, Atlanta, GA 30348
520058242	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Jun 27 2025 21:21:40	MidFirst Bank, 999 NorthWest Grand Boulevard, Oklahoma City, OK 73118-6051
519997369	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Jun 27 2025 21:21:26	Midland Mortgage Co, Pob 268959, Oklahoma City, OK 73126-8959
519997368	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Jun 27 2025 21:21:37	Midland Mortgage Co, Attn: Customer Service/Bankruptcy, Po Box 26648, Oklahoma City, OK 73126-0648
519997373	Email/Text: signed.order@pfwattorneys.com	Jun 27 2025 21:11:00	Pressler, Felt & Warshaw, LLP, 7 Entin Road, Parsippany, NJ 07054
519997372	Email/Text: Bankruptcy@mjrf.com	Jun 27 2025 21:12:00	Petro Inc, c/o Mullooly, Jeffrey, Rooney & Flynn

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520059751	Email/Text: bnc-quantum@quantum3group.com	Jun 27 2025 21:13:00	LL, 6851 Jericho Turnpike, PO BOX 9036, Syosset, NY 11791-9036 Quantum3 Group LLC as agent for, Galaxy International Purchasing LLC, PO Box 788, Kirkland, WA 98083-0788
519997374	+ Email/PDF: resurgentbknotifications@resurgent.com	Jun 27 2025 21:11:08	Resurgent Capital Services, Attn: Bankruptcy, Po Box 10497, Greenville, SC 29603-0497
519997375	Email/PDF: resurgentbknotifications@resurgent.com	Jun 27 2025 21:21:22	Resurgent Capital Services, C/o Resurgent Capital Services, Greenville, SC 29602
520043877	Email/Text: bankruptcy@springoakscapital.com	Jun 27 2025 21:11:00	Spring Oaks Capital SPV, LLC, PO BOX 1216, CHESAPEAKE, VA 23327-1216
519997376	Email/Text: bankruptcy@springoakscapital.com	Jun 27 2025 21:11:00	Spring Oaks Capital, Llc, Attn: Bankruptcy, P.O. Box 1216, Chesapeake, VA 23327
519997377	Email/Text: bankruptcy@springoakscapital.com	Jun 27 2025 21:11:00	Spring Oaks Capital, Llc, P.o. Box 1216, Chesapeake, VA 23327
519997378	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	Jun 27 2025 21:11:00	State of New Jersey, Division of Taxation, Bankruptcy Unit, PO Box 245, Trenton, NJ 08695-0245
519997379	Email/Text: epr@telecheck.com	Jun 27 2025 21:14:00	TeleCheck Services, Inc., Attn: Bankruptcy Dept, PO Box 4451, Houston, TX 77210-4451
519997380	^ MEBN	Jun 27 2025 21:03:53	Trans Union, PO BOX 2000, Chester, PA 19016-2000
520019612	Email/Text: EDBKNotices@ecmc.org	Jun 27 2025 21:11:00	US Department of Education, PO Box 16448, St. Paul, MN 55116-0448

TOTAL: 49

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 29, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 26, 2025 at the address(es) listed below:

Name	Email Address
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Denise E. Carlon

on behalf of Creditor MIDFIRST BANK dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com

Marie-Ann Greenberg

magecf@magtrustee.com

District/off: 0312-2

User: admin

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Richard Abel

on behalf of Creditor MIDFIRST BANK bkgroup@kmlawgroup.com

Scott E. Tanne

on behalf of Debtor Marc McDonnell ecf@tannelaw.com tannesr87179@notify.bestcase.com;tanne.ecf.email@gmail.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5